

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

THURSDAY, JANUARY 11, 2024 (6:15PM) Via Zoom

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616; Passcode: 71139

By Phone: 1-669-900-6833 (Hit *6 to unmute)

In Person: Goleta Valley Library (500 N. Fairview Ave., Goleta)

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM

Appoint an Inspector of Elections / Elect Officers

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE –

Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote. Each unit has about 3 minutes to address their concern to the Board.

3. APPROVAL OF PRIOR MEETING MINUTES (12/14/23)

- a. Regular Session.
- b. Executive Session Summary (fine recommended & ratification)

4. TREASURER, OFFICERS & COMMITTEES

- a. Reading of the Treasurer's Report.
Operating Expenses are about 2.9+% above budget thru end of last month on cash basis
Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.
- b. Landscape recommendations & proposals – tree work; annual treatment of Euc Trees
- c. Committees (EV, Architectural, Website, Solar, Events, etc.)
- d. Caretaker or pool report
- e. Vendor evaluations

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. Leak from #364 into #264 & #131 – claim filed; received insurance check; disbursement
- b. Owners' responsibility & 2024 Budget; petition, special meeting planned 2/1/24 (6PM) location TBD – see attachments from Craig Nicholson
- c. Repairs: roof; dryrot; painting; gutter cleaning; approval and/or ratification of proposals & invoices (if any);
- d. Updating the gov docs; 2nd draft of bylaws & CC&Rs
- e. Gas lines review & Gas lines for 7638 (Beachside \$29,516)
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; (if any)
- g. Consolidated Overhead upgrades to gates, gym & pool access control
- h. Pool facilities & sauna; other related issues; handicap seating
- i. Signs: Address, pathways, directional, speed limit, no trespassing, pool area
- j. EV charging stations
- k. Inspection of elevated walkways & balconies – by Focused Group 8/7/23 – 8/15/23
- l. Pedestrian pathway improvements mailbox kiosk across from 7632
- m. Utility closets at 7628 #117
- n. Fire safety – quote for radios / walkie-talkie; Air table
- o. Bike rack by 7628
- p. Parking lot lights
- q. Trees & Union Pacific Railroad by 7610

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. 7636 & 7602 gas lines
- b. Statement of Information
- c. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member); levying fine; Management

- Late payers through end of last month (balances of \$500 or more): ****Dog in private patio****
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 2/8/24 @ 6PM via Zoom) egagenda.doc 1/6/24

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